Clause 1, the Title and the Preamble were added to the Bill.

Motion to pass.

Sri A. G. RAMACHANDRA RAO.—Sir, I beg to move:

"That the Mysore Legislature (Prevention of Disqualification) Bill 1956, as passed by the Council, be passed."

Mr. SPEAKER.—The question is :—

"That the Mysore Legislature (Prevention of Disqualification) Bill. 1956, as passed by the Council, be passed."

The motion was adopted.

THE MYSORE HOUSE RENT AND ACCOMMODATION CONTROL (AMENDMENT) BILL, 1956.

Motion to Consider.

Sri A. G. RAMACHANDRA RAO (Minister for Law and Education).—Sir, I beg to move:

"That the Mysore House Rent and Accommodation Control (Amendment) Bill, 1956, as passed by the Legislative Council, be taken into consideration."

This is a very simple measure. The House Rent and Accommodation Control Act prescribes a period during which it will be in force. That period expires by the end of 1957 and particularly now the position of housing in urban areas has become bad and it is expected that with the integration of new areas, the rush for accommodation will be very great. Hence the necessity for continuing this enactment. The amendment seeks to continue the enactment for a further period of two years.

Mr. SPEAKER.—Motion moved :

"That the Mysore House Rent and Accommodation Control (Amendment) Bill, 1956, as passed by the Legislative Council be taken into consideration."

Sri B. NARAYANASWAMY (Mysore South).—I would like to know from the Hon'ble Minister whether he could furnish some information, whether any opinion has been taken from different Bar Associations in the State before asking us to extend the duration of this enactment up to the year 1959. It is better that the House is apprised of the information whether the Government has collected the necessary data to warrant the extension of this measure.

Sri A. G. RAMACHANDRA RAO.—We have not yet collected the opinion of the Bar Associations. But we have the Governmental Agency who are bound to supply information to get the required information. Based on that information we are seeking for the extension of the life of this enactment by two years.

***Sri A. BHEEMAPPA NAIK** (Molakalmuru).—I too want to say something on this Bill, Sir. No doubt there may be a great demand for accommodation in Bangalore City in view of the States Reorganisation and the merging of other parts of the States. If they had sought to extend it from place to place, it was a different thing. Now because there is a little rush from other areas, would it be justifiable to extend the entire Act, which has an element of control throughout the State? It is always better that we remove controls as far as possible. Would it not be better for the Government to take power only so far as Mysore and Bangalore and other cities are concerned and leave the other areas from the purview of this legislation ?

Sri M. PALANIYAPPAN (Ulsoor).—Sir, I want to ask how the House Rent Control is working in Bangalore. It was stated before that the intention was to have the House Rent and Accommodation Control measure only for two years. It is now being said that this measure may be extended by another two years. When the present Act was passed, it was done with very good motive and with the object of helping people to get houses easily and also to see that proper tenants are secured by the house-owners. What we see today happening in Bangalore and in other Cities where the Act is in force is that inordinate delay is taking place in allotting houses and when a house is to be vacated, the owner goes to the court seeking redress to turn

(SRI M. PALANIYAPPAN.)

out the turbulent tenant and he has to face all kinds of difficulties. He is confronted with problems of various kinds which no man can tolerate ordinarily. Sir, if anybody wants to get a house, he has to wait for years to come before he can secure the house. Favouritism comes into play and he must be an influential man to get a house. An ordinary man, a middle class man finds it extremely difficult to get houses, specially in Bangalore. Sir, there are instances where big houses without the knowledge of the Rent Controller are disposed of by underhand methods and they manage to escape from the clutches of law. But a middle class man who really wants a house, an ordinary clerk if he is transferred from one district to another and when he seeks a house, many a time, he has to live in a Traveller's Bungalow or in a choultry or in a hotel. He has to go up and down to the House Rent Controller, present his application and appear on the hearing date and go back disappointed. These are the difficulties which the common man experiences every day. That is not the object with which this Bill has been enacted. But still, we see today these very things and what is worse, they are repeated over and over again. Suppose I have a house in Bangalore, fortunately or unfortunately I get a bad tenant. Woe be to me! I have to file a suit against him and it takes more than two or three years by the time I get a decision. By that time either the house collapses or the tenant dies. Such is the difficulty that is experienced today.

5 P.M.

If Government want just to extend this Act till 1959, they should assure the House that all kinds of favouritism and nepotism with regard to vacating a house or in allotting a house should be removed. If not, it would be much better to leave this to the hands of the owners and the tenants. Anybody who offers one or two rupees more to the owner will get the house or if the owner finds a good tenant, he may give it for one or two rupees less. Thereby we can avoid this headache. If this assurance is given, the Bill may be extended by two more years.

Sri P. R. RAMAIYA (Basavangudi).—Sir, this Act came into existence as a war measure during war time. There was lack of accommodation and the Government in order to get buildings for their own purposes introduced this Act. But, this Act has been amended again and again. Now they want this to be extended by another two years. They have not made out a case for this extension. The Hon'ble Minister said that in view of the creation of the new State, there would be heavy rush of population and in order to provide accommodation for them we have to have this law extended so that accommodation may be got easily. Sir, there are other ways of relieving the pressure. The policy that has been adopted by the State Government with regard to establishment of industries and location of Government offices has to change. It is disastrous to have any more population in Bangalore City. The Corporation has been repeatedly urging the question of water supply which has not yet been solved. There is the question of underground drainage; there is the question of electricity. I would rather very respectfully suggest to Government to come with this measure some time later after fully considering the problems I have referred to and also taking the Corporation into confidence in this matter. Government may examine the rush of population after the formation of the new State and if they find that this amendment is absolutely necessary, they could bring it before us. Therefore, with very great respect, I request the Hon'ble Minister to see that this consideration is postponed to some later date.

Sri A. G. RAMACHANDRA RAO.—Sir, the first question that was posed was, that the extension of the Act for the whole State might not be done and that it might be extended to such areas like Bangalore and Mysore only. I may submit for the information of the Hon'ble Members that the enactment itself is a discretionary enactment and we may apply it where it is necessary

and withdraw the Act also when the emergency ceases to be. Therefore, by enacting this amendment it does not mean that it automatically comes into operation in all other places.

Next, Sir, regarding the necessity for extending the period, I remember in 1953 when we passed the amended Act we sought deliberately limiting the life of this enactment up to 1957 only. Perhaps, the House may also remember it. Now, we have come forward with an amendment to extend the period. The reason is clear. Sri Palaniyappan was saying how difficult it was to secure a house and, how much delay occurred in vacating a person from a house. What does it mean? The delay is due to paucity of houses. There is delay in vacating a tenant because of the tenant not being able to secure a house. Therefore, Sir, his argument itself shows the prime necessity for regulating the occupation of houses and to make the supply as easy as possible.

Next, Sir, I have information from several controlling authorities in the matter which shows that for each house vacated there will be many applicants. In several localities the housing position has not eased itself. The most important fact to be considered by Government is the transformation of the Mysore State into a bigger State. From Madras, Hyderabad and Bombay nearly 1000 families are expected to come to Bangalore in the course of a month and a half. Already the officers are demanding for facilities being created for houses for their occupation and we have been on the look out to make such reservations as may be possible. Not finding that easy, we approached the Government of India to permit us the use of houses built for industrial labour for temporary period just to ease the situation. I discussed the matter with the Ministry of the Union and they are pleased to say that they would give their most sympathetic consideration. Therefore, these facts clearly reveal that there is urgency for supplying of houses as early as possible to meet the emergent demand that is there. We are only seeking the extension of the Act by two years. If proper progress is made by the private sector as well as by the public sector in the matter of constructing buildings, I think the position will be eased. Hence, this important and urgent measure is placed before the Hon'ble House. I request that the consideration motion be passsd.

Mr. SPEAKER.—The question is:

"That the Mysore House Rent and Accommodation Control (Amendment) Bill, 1956, as passed by the Legislative Council, be taken into consideration."

The motion was adopted.

Mr. SPEAKER.—Clause 2. The question is:

"That Clause 2 stand part of the Bill."

The motion was adopted.

Clause 2 was added to the Bill.

Mr. SPEAKER.—Clause 1, Title and Preamble. The question is:

"That Clause 1, the Title and the Preamble stand part of the Bill."

The motion was adopted.

Clause 1, the Title and the Preamble were added to the Bill.

Motion to pass.

Sri A. G. RAMACHANDRA RAO.—Sir, I beg to move:

"That the Mysore House Rent and Accommodation Control (Amendment) Bill, 1956, as passed by the Legaslative Council, be passed."

Mr. SPEAKER.—The question is:

"That the Mysore House Rent and Accommodation Control (Amendment) Bill, 1956, as passed by the Legislative Council, be passed."

The motion was adopted.

Mr. SPEAKER.—Now the House will adjourn and meet at 12 o'clock tomorrow.

The House adjourned at Twelve Minutes past Five of the Clock to meet again at Twelve of the Clock on Thursday the 27th September 1956.

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